





***** MODERN DETACHED PROPERTY WITH CONVERTED GARAGE INTO 2 ROOMS **** COMING SOON TO THE MARKET BOOK AN EARLY VIEWING ****
Detached family home offering an hall area, open planing living and dining kitchen with doors onto the garden, utility room and a cloakroom. The garage has been altered into two rooms, a play room and gaming room but easily put back. Four first floor bedrooms, master with en suite and a family bathroom. Front drive and an enclosed garden.



HALL

Entrance door into the hall with stairs to the first floor and open through to -

OPEN PLAN LIVING & DINING KITCHEN

Fitted units, work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, integrated fridge freezer and dishwasher, radiators and upvc double glazed window to the front and doors onto the garden.

UTILITY ROOM

Doors to the garden, cloakroom and converted garage.

CLOAKROOM

Low flush we, wash hand basin and radiator.

PLAYROOM

Rear part of the garage is used as a playroom with a door to the office/games room.

OFFICE

Front part of the garage is currently used as a gaming room/office.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Upvc double glazed window and radiator.

EN SUITE

Shower, low flush wc, wash hand basin, radiator, upvc double glazed window.

BEDROOM 2

Upvc double glazed window and radiator.



BEDROOM 3

Upvc double glazed window and radiator.

BEDROOM 4

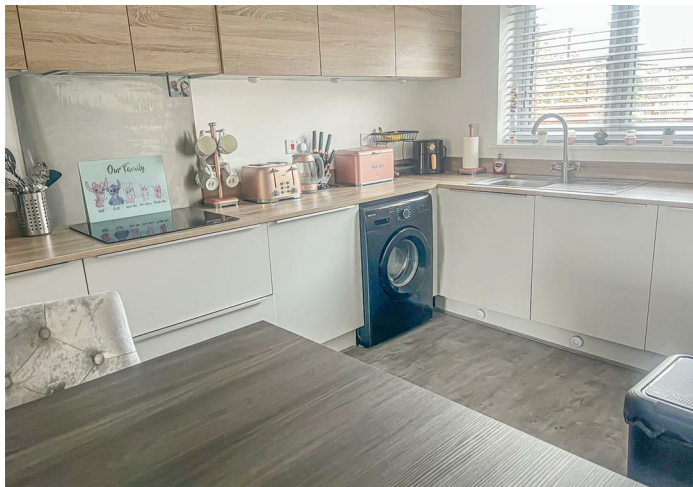
Upvc double glazed window and radiator.

BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE







Front drive and an enclosed rear garden with lawn and patio.

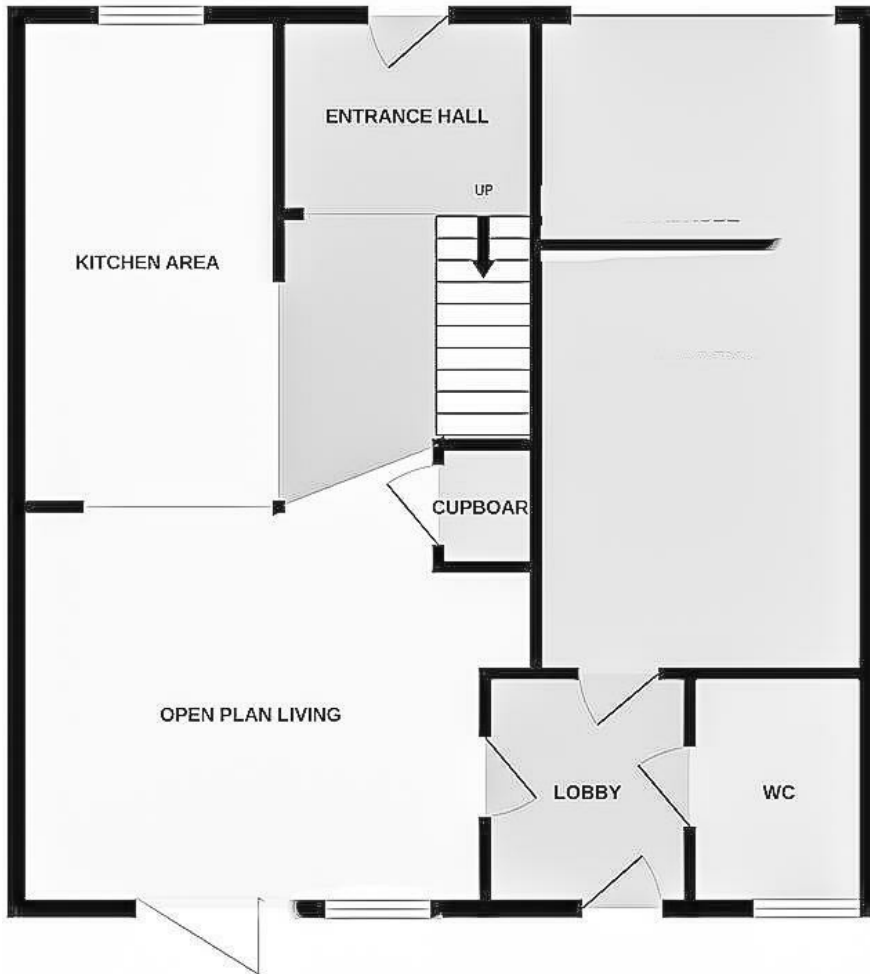




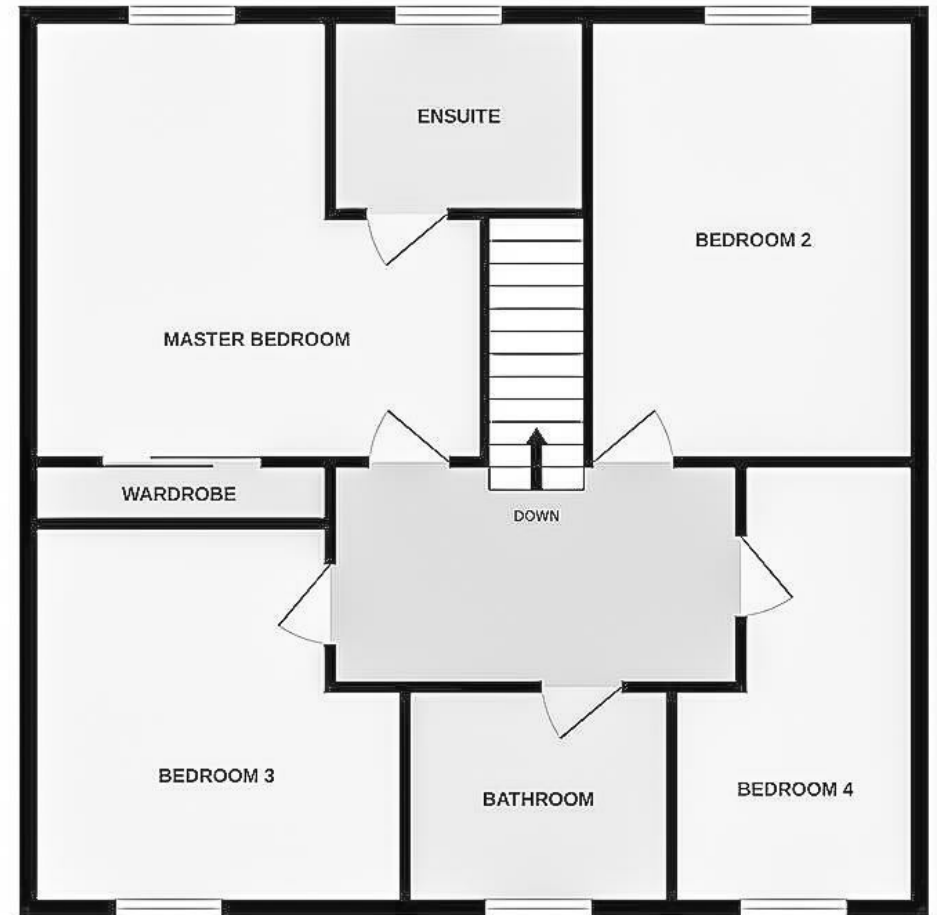




GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



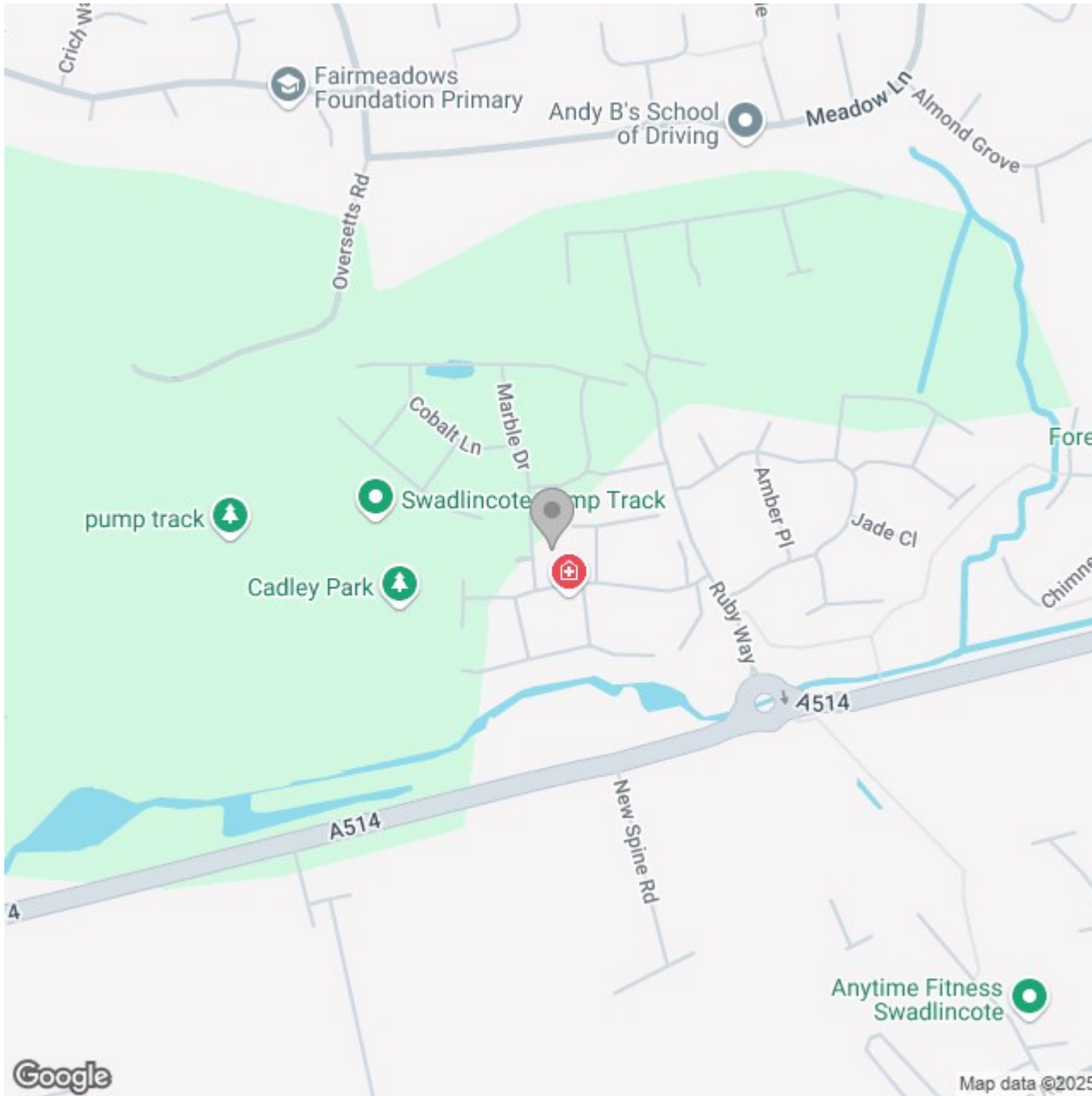
1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	